



OLD QUEBEC STREET

MARYLEBONE W1

RESTAURANT AND RETAIL OPPORTUNITIES



MARBLE ARCH

Marble Arch



DESCRIPTION

The development comprises of three units, which can be let separately or combined. They are arranged over ground floor only on a prominent pedestrianised street, being the gateway to The Portman Estate.

SPECIFICATION

The units will be handed over in a standard developer's shell condition with the shop fronts installed.

- Extraction duct installed
- 3-phase, (100-160 amp)
- 380kW/hr gas supply (units D&E)
- 100mm drainage

Full specification available on request.

ACCOMMODATION

Unit C A1

Ground Floor	430 sq ft	39.9 sq m
Rent	£65,000 per annum	

Unit D A3

Ground Floor	2,048 sq ft	190.3 sq m
Rent	£180,000 per annum	

Unit E A3

Ground Floor	1,705 sq ft	158.4 sq m
Rent	£150,000 per annum	

Subject to contract

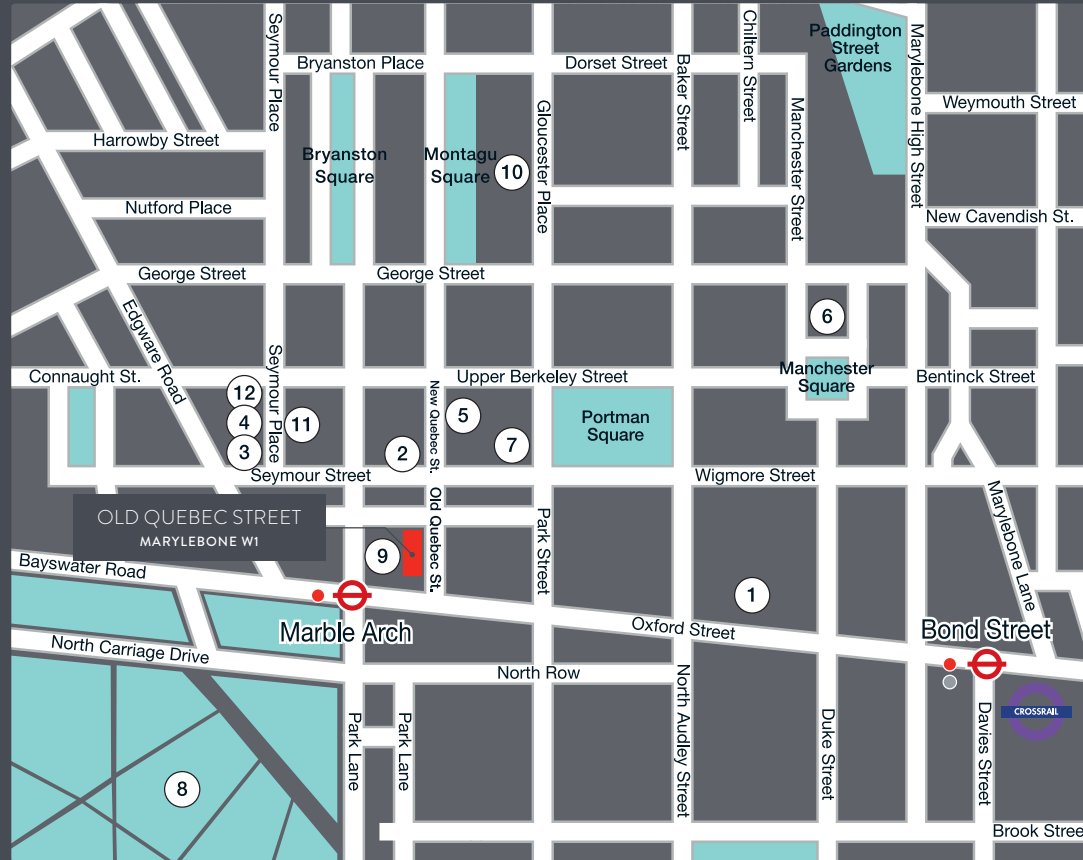


LOCATION

Located on Old Quebec Street, just off Oxford Street and only 150 metres from Marble Arch Underground Station, the premises provide exceptional retail and restaurant opportunities. The immediate area benefits from excellent footfall on Oxford Street West of over 2 million people per week on average. An area thriving with an abundance of residential and office buildings, Old Quebec Street is well placed to take advantage of the numbers of residents, local professionals and tourists alike.

LOCAL AMENITIES

1. Selfridges
2. Zetter Townhouse
3. Bernardi's
4. Lurra
5. Grazing Goat
6. Wallace Collection
7. Locanda Locatelli
8. Hyde Park
9. The Cumberland Hotel
10. Z at Gloucester Place
11. Donostia
12. Vinoteca



USE

A1 or A3.

TIMING

The anticipated completion date for the works is March 2017.

EPC

Available upon request.

LEASE

The premises are available by way of new, effectively full repairing and insuring leases, for terms to be agreed, subject to five yearly upward-only rent reviews. The leases are to be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole joint letting agents:

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